MINUTES

CLINTON TOWNSHIP PLANNING BOARD
www.clintontwpnj.com

March 7, 2022

7:00PM

IN-PERSON PUBLIC MEETING AT:

THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING

Chairman Cimei called the meeting to order at 7:05pm.

Chairman Cimei led the Flag Salute.

Secretary Filardo read the Public Notice

This is a virtual public meeting of the Planning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that an Annual Notice was published in the Hunterdon County Democrat and the notice of and agenda for this meeting was posted on the bulletin boards inside and at the front of the Municipal Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger, no later than the Friday prior to the meeting.

MEMBERS PRESENT

Glaser, Higgins, Kleinhans, Mullay, Cimei

MEMBERS ABSENT

Butcher, Johnson, Lazarus

BOARD PROFESSIONALS/STAFF PRESENT

Jonathan E. Drill, Esq., Board Attorney (via telephone)
Tom Behrens, Jr., Board Planner (via telephone)

MEETING MINUTES

1) June 25, 2018

Mr. Higgins motioned and Mr. Cimei seconded a motion to adopt the June 25, 2018 Meeting Minutes. The vote record follows.

Roll Call: Meeting Minutes of June 25, 2018						
Member	**Motion**	**2nd**	**Yes**	**No**	**Not Eligible**	**Absent**
Butcher					X	X
Glaser					X	
Higgins	X		X			
Johnson (Alt. 1)					X	X
Kleinhans			X			
Lazarus					X	X
Mullay					X	
Cimei		X	X			

2) January 10, 2022

Mr. Mullay motioned and Mr. Glaser seconded a motion to adopt the January 10, 2022 Meeting Minutes. The vote record follows.

Roll Call: Meeting Minutes of January 10, 2022						
Member	**Motion**	**2nd**	**Yes**	**No**	**Not Eligible**	**Absent**
Butcher						X
Glaser		X	X			
Higgins			X			
Johnson (Alt. 1)						X
Kleinhans			X			
Lazarus						X
Mullay	X		X			
Cimei			X			

RESOLUTIONS

1) CTPB 2022 RESOLUTION ADOPTING EMERGENCY REMOTE MEETING PROTOCOLS, PROCEDURES AND REQUIREMENTS FOR PUBLIC PARTICIPATION AT REMOTE MEETINGS

Ms. Kleinhans motioned and Mr. Glaser seconded a motion to adopt the 2022 Resolution Adopting Remote Meeting Protocols. The vote record follows.

Roll Call: *2022 Resolution Adopting Remote Meeting Protocols*						
Member	**Motion**	**2nd**	**Yes**	**No**	**Not Eligible**	**Absent**
Butcher						X
Glaser		X	X			
Higgins			X			
Johnson (Alt. 1)						X
Kleinhans	X		X			
Lazarus						X
Mullay			X			
Cimei			X			

REQUEST FOR EXTENSION OF TIME

1) CRC COMMUNITIES AT LONGVIEW MANOR, INC.
Block 10, Lots 1 and 9.01
Applicant is requesting a three (3) year extension of Preliminary Subdivision Approval as well as the deadline for the submission of Final Subdivision.

The applicant was represented by Guliet D. Hirsch, Esq. Attorney Hirsch provided a historical summary of the application and the proposed justification for the Board to grant the requested Extension of Time.

Robert Checchio, President of CRC was also in attendance.

BOARD FINDINGS AND CONCLUSIONS

After significant discussion the Board found that due to the comprehensiveness of the development including the number of dwelling units permitted; the number of dwelling units remaining to be developed and the applicant's interest in extended protection, granting a three (3) year Extension of the Time within which the applicant shall apply for Final Subdivision Approval is warranted and should be granted.

It was noted that the Board did not find that current economic conditions provided justification for granting the requested Extension of Time.

Mr. Cimei motioned and Ms. Kleinhans seconded a motion to grant a three (3) year Extension of the Time within which the applicant shall apply for Final Subdivision Approval. The vote record follows.

Roll Call: *CRC Communities at Longview Manor – 3 Year Extension of Time*						
Member	**Motion**	**2nd**	**Yes**	**No**	**Not Eligible**	**Absent**
Butcher						X
Glaser			X			
Higgins			X			
Johnson (Alt. 1)						X
Kleinhans		X	X			
Lazarus						X
Mullay			X			
Cimei	X		X			

Mr. Cimei noted that there was no one from the public in attendance.

MASTER PLAN CONSISTENCY REVIEW

1) ORDINANCE NO. 1165-2022
AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY AMENDING CHAPTER 165 (LAND USE REGULATIONS) OF THE "CODE OF THE TOWNSHIP OF CLINTON" REGARDING PERFORMANCE AND

MAINTENANCE GUARANTEES, INSPECTIONS, AND ACCEPTANCE OF IMPROVEMENTS

Board Planning Expert Tom Behrens provided an overview of Ordinance No. 1165-2022 and opined that the ordinance is consistent with the Township Master Plan.

The Board found Ordinance No. 1165-2022 to be consistent with the Township Master Plan.

Mr. Higgins motioned and Mr. Mullay seconded a motion finding that Ordinance No. 1165-2022 is consistent with the Township Master Plan. The vote record follows.

***Roll Call:** Master Plan Consistency Review - Ordinance No. 1165-2022*						
Member	**Motion**	**2nd**	**Yes**	**No**	**Not Eligible**	**Absent**
Butcher						X
Glaser			X			
Higgins	X		X			
Johnson (Alt. 1)						X
Kleinhans			X			
Lazarus						X
Mullay		X	X			
Cimei			X			

APPROVAL OF VOUCHERS

Mr. Cimei motioned and Ms. Kleinhans seconded a motion to approve the vouchers for payment. The vote record follows.

Roll Call: Approval of Vouchers						
Member	**Motion**	**2nd**	**Yes**	**No**	**Not Eligible**	**Absent**
Butcher						X
Glaser			X			
Higgins			X			
Johnson (Alt. 1)						X
Kleinhans		X	X			
Lazarus						X
Mullay			X			
Cimei	X		X			

REPORTS

Report from Council – Mr. Mullay reported the following:

- A three day per week part time employee was hired at the Municipal Building;
- The easement has been signed for the Old Municipal Building project;
- Ms. Switlyk completed an emergency rerouting of trails on the Marookian property;
- The 2022 Budget will be introduced at one of the next two Council meetings; and

- 10 Concord has been sold, although not closed yet, which will provide the Township with $100,000 in proceeds.

Report from Ordinance Subcommittee – None.

Report from Environmental Commission – None.

ADJOURNMENT

Mr. Glaser motioned and Mr. Mullay seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 8:21pm.

Respectfully Submitted,

Denise Filardo
Planning and Zoning Board Secretary

These minutes were approved on June 6, 2022.